



FREDERICK COUNTY GOVERNMENT

DIVISION OF PLANNING & PERMITTING

Livable Frederick Planning & Design Office

Jan H. Gardner
County Executive

Steven C. Horn, Division Director
Kimberly Golden Brandt, Director

MEMORANDUM

TO: Historic Preservation Commission
FROM: Amanda Whitmore, Historic Preservation Planner
DATE: July 19, 2021
RE: Update of Administrative Approvals

Issue:

Staff has reviewed and approved four administrative Certificate of Appropriateness applications in the month of July.

Background and Discussion:

Per the Frederick County Historic Preservation Commission Rules of Procedure, Section 13.4C, staff will provide an update of administrative approvals to the Commission at its monthly meeting. Exhibit 1, *Classification of Approvals by Scope of Work*, in the Rules of Procedure outlines the areas of work where administrative approval may be granted. The majority of the administrative approvals fell under Section I.g.i, Other Building Alterations. One administrative approval was under Section I.f.i, Roofs.

The following projects were administratively approved:

- **A-COA# 21-02:** Smith's Store & Residence (CR 99-02) to repair and replace in-kind various wood framing elements at the eaves, windows, doors, and stoops and to reglaze windows;
- **A-COA# 21-03:** Linganore Farm (CR 01-01) to repair and replace in-kind the deteriorated rear porch components including some flooring, trim, posts, railing, and ceiling pieces and in-kind replacement of the flat metal roof over the short portion of the rear porch;
- **A-COA# 21-04:** Linganore Farm (CR 01-01) to repair the windows, shutters, and eaves with some in-kind replacement necessary of the wooden elements and reglaze windows; and

- **A-COA# 21-05:** Crown Rose Estates (Cr 16-01) to repair the windows and shutters, reglaze, and replace broken window panes and deteriorated wooden window and shutter elements in-kind.

Certificate of Appropriateness applications were filed between July 13 and July 15 (Attachment 1). The proposed work consists of minor repairs and, where replacement is proposed, the applicants will be matching the original components in-kind. All new wood will be painted to match the existing and several existing wooden elements will also be repainted as well.

Staff found that the proposed work at these properties will not destroy historic materials that characterize the property; that the work is in keeping with the Secretary of the Interior's Standards for Rehabilitation, specifically #2 and #6; and that the proposed work is minimal in nature and will not affect historic, archeological, or architectural significance at the properties. Staff approved the applications on July 19.

Attachment:

Attachment 1: Certificate of Appropriateness Applications for Smith's Store & Residence, Linganore Farm, and Crown Rose Estate

Certificate of Appropriateness Application Frederick County Historic Preservation Commission

For

Office Use Only

Building Permit # (if applies): _____ Certificate Application #: A-COA21-02

CR# 99-02 HPC Hearing Date: N/A Application Accepted as Complete: / 7/13/2021

HPC Decision: **DETERMINED ADMIN APPROVAL**

Granted: _____

for Information/Consultation: _____

Please print or type. Applications must be received 4 weeks prior to the scheduled HPC meeting.

1. APPLICANT

Name: Don J. Holmes / Trans-Type Of Maryland, Inc.

Address: 4369 Shamrock Drive Monrovia, MD 21770

Home/Cell Phone: 301-982-5661 Work/Other Daytime Phone: 301-874-2231

Email: djh0604@gmail.com

Owner Name and Address (if other than applicant):

2. HISTORIC PROPERTY

Name (as listed in Frederick Co. Register of Historic Places): Smith's Store

Street Address: 3513 Urbana Pike Urbana, MD 21704

Tax Map & Parcel Number: Map 96 Parcel 0121

3. TYPE OF CHANGE (check all that apply)

Repair

New Construction

4. WORK BEING PERFORMED BY:

Architect: _____ Engineer:
Building Contractor/Other: Gardner's General Contractor

5. REQUIRED ATTACHMENTS TO THIS APPLICATION:

Site Plan Elevation Detail Drawing(s) or Sketch(es) Materials Sample(s) Photographs (4x6 or larger)

Other

(Please discuss appropriate photographs/materials with Historic Preservation Planner prior to application submission)

6. FOR PROPERTIES UNDER EASEMENT FROM A HISTORIC PRESERVATION ORGANIZATION: *Please provide written approval of requested change from easement holder.*

7. A. I plan to apply for a Federal tax credit for this project:

No

B. I plan to apply for a State tax credit for this project:

No

C. I plan to apply for a Frederick County Property tax credit for this project:

No

D. I have been awarded a Frederick County Rural Historic Preservation Grant for this project:

Yes

8. I have applied for another Frederick County permit, approval, or license regarding this property:

No

9. DESCRIPTION OF PROPOSED WORK: (attach extra sheets as needed)

Issue: Sections of the exterior wood framing under the roof edge, windows, exterior doors (3 total) and stoops (3 total) show paint loss, exposure and splintering of the underlying wood. The window glazing has aged perhaps 30 years since applied and is now peeling away at places on most of the windows (17 total).

Solution: Repair and repaint exterior wood framing at eaves, windows, stoops and doors. A few framing pieces will need to be replaced and the eaves rebuilt in the rear of the building. Match paint color with that of the existing exterior trim and use wood sealant where appropriate. Reglaze all unsheltered windows and paint to match exterior trim color. Any removed exterior wood framing will be replaced with like kind.

10. POSTING OF PROPERTY:

Placards will be provided by the Planning & Permitting Department and must be placed in full view near the principal public road(s) bordering the property for 14 days prior to the scheduled date of the public hearing before the Historic Preservation Commission. Placards should be reasonably weatherproofed and on a stiff backing. Applicants are responsible for the installation and maintenance of the placards unless other accommodations have been made with HPC Staff.

11. PLEASE READ AND INITIAL THE FOLLOWING STATEMENTS:

DJH I am the owner of this property, or

DJH I am acting on behalf of the owner(s) of this property and have attached a letter from the owner(s) indicating their knowledge of this application.

DJH The information on this application represents an accurate description of the proposed work. I have omitted nothing that might affect the decision of the Historic Preservation Commission.

DJH I understand that the approval of this application by the Frederick County Historic Preservation Commission does not constitute approval of other required federal, state, or local permit applications.

Frederick County HPC Certificate of Appropriateness

Application
Page 2
of 3

DJH I agree to supply two additional photographs of appropriate representative views of the proposed work when the job is completed.

DJH I will attend (or send a representative to attend) the public meeting for this application before the Historic Preservation Commission.

DJH I understand that issuance of a Certificate of Appropriateness is not an authorization to begin work.

DJH I agree or am authorized by the property owner to grant County officials the right to enter onto the property for the purpose of inspecting the work permitted.



Signature of Owner/Applicant Date



9607 Dr. Perry Road, Ste 107 - Ijamsville, MD 21754

301-831-8130 FAX 301-874-0301

contactus@gardenersinc.com | www.gardenersinc.com | MHIC# 39513

Don Holmes
4369 Shamrock Drive
Monrovia, MD 21770

CONTRACT ESTIMATE

DATE

NO.

2/17/2021

33480

REP

W.O. #

HET

Job Location: 3513 Urbana Pike

Repairs & restoration work per your written request dated 2/12/2021, as follows:

~~Masonry point up, brick replacement & chimney cap repairs~~

> ~~Point up~~

- ~~- Lightly pressure wash entire exterior brick surface to expose issues with mortar & bricks.~~
- ~~- Point up deteriorated joints in brick up to a depth of 3/4" using an approved mortar mix.~~
- ~~- Allowance for areas to be repaired is 300 s.f.~~
- ~~- Any additional areas to be at an additional cost of \$25.00/ ft. & is not included in total cost.~~

Cost

~~8,255.00~~

> Brick replacement

- Remove deteriorated brick & install new brick.
- New brick may not match existing due to age of brick.
- Includes up to 50 new bricks.
- Any additional brick requiring replacement to be at an additional cost of \$13.00 per brick & must be completed concurrent with the base contract brick replacement.

Cost

750.00

> ~~Chimney repair~~

- ~~- Remove deteriorating brick above roofline.~~
- ~~- Furnish & install new brick to rebuild chimney cap.~~
- ~~- Does not include screening for birds.~~

Cost

~~5,460.00~~

Wood trim repair & painting

- Remove & replace up to 20' of wood trim on rear eave.



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REP

W.O. #

HET

- Rebuild two (2) boxed returns on rear eave.
- Windows (no dormers) - up to 17 windows to be reglazed.
- Scrape all loose & peeling paint from four (4) sets of rake trim & 17 windows, prime bare wood & topcoat with two (2) coats of premium exterior latex paint.
- No allowance for wood trim behind gutters.

Cost

12,600.00

Roofing

- > ~~Standing seam - Upper main roof with existing metal & including lower rear porch roof~~
- ~~Tarps to be used to protect patios, walkways, deck & landscaping with magnetic sweep used to pick up ground nails upon completion.~~
- ~~Tear off & dispose of existing one (1) layer of metal on main house roof & including shingles on rear porch. Remove metal down to existing wood purlins or existing plywood sheathing/4x decking.~~
- ~~Inspect wood subflooring & repair as needed (**see Wood Replacement costs below).~~
- ~~Upper main roof purlins will remain "as is".~~
- ~~Furnish & install 7/16 OSB sheathing over existing wood purlins on upper main level roof.~~
- ~~Fasten & secure all existing wood subflooring as needed.~~
- ~~Furnish & install high temperature ice guard membrane on entire roof deck.~~
- ~~Furnish & install perimeter flashings for metal roofing (drip edge, rake flashing, side & head wall flashing).~~
- ~~Furnish & install miscellaneous flashings, fasteners (screws, clips & pipe collars) & caulking.~~
- ~~Furnish & install new counter-flashing on masonry chimneys.~~
- ~~Furnish & install new plumbing stack flashings.~~
- ~~Furnish & install 24 gauge Galvalume standing seam metal roofing installed on main roof, rear extension & rear porch.~~
- ~~Furnish & install one (1) row of seam mounted snow guards at all eaves.~~

Cost

27,825.00





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4369 Shamrock Drive
Monrovia, MD 21770

CONTRACT ESTIMATE

DATE NO.
2/17/2021 33480

REP W.O. #
HET

~~**Wood Replacement - Cost to replace rotten or damaged plywood to be charged at a rate of \$65.00 per sheet using 7/16 OSB. Damaged 1x lumber to be replaced at an additional charge of \$6.00 per linear foot.~~

Options:

~~- Replace same roof areas with 28 gauge Galvalume corrugated metal roof panels with exposed screws & washers. Includes snow guards.~~

~~Cost of Option~~

~~13,935.00~~

~~+ Additional cost for alternate Option - Furnish & install 7/16 OSB sheathing & high temperature ice guard.~~

~~Cost of Option~~

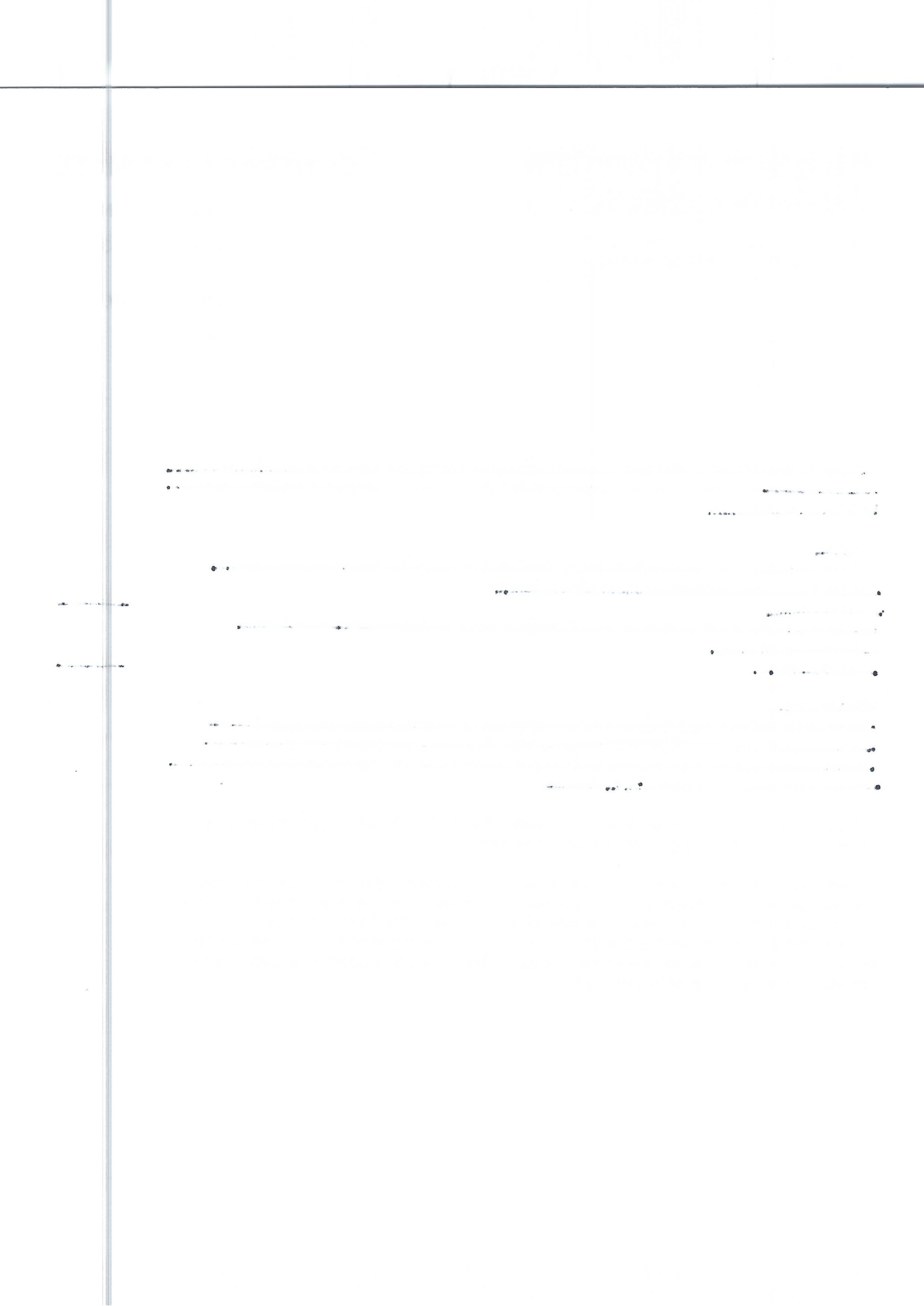
~~5,000.00~~

Roof Warranty:

~~Warranty for roof is for a period of ten (10) years, is transferable & covers any defects in materials or flaws in workmanship, including loss of roofing due to wind, leaks, and/or any other issues in appearance or installation that may affect the life of the roof. Warranty period starts from date of installation or completion.~~

~~- Gardener's General Contractor, Inc. to provide all labor & materials necessary to complete the above work, clean up & dispose of all resulting debris.~~

~~- Every effort has been made to provide an accurate estimate, however, actual costs may vary due to circumstances beyond our control, i.e. underlaying conditions unable to be seen prior to surface material removal. Any additional issues that may be found upon commencement of work will be brought to the attention & approval of the customer prior to work being performed by issuance of a Change Order, will be at an additional cost & is not included in the base cost of this estimate.~~





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4369 Shamrock Drive
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CONTRACT ESTIMATE

DATE

NO.

2/17/2021

33480

REP

W.O. #

HET

- Project to start date & days to complete dependent on work selected. Note: Exterior work depending on weather.

Payment terms: Negotiable

NOTICE: Contractors and subcontractors must be licensed by the Maryland Home Improvement Commission and anyone may ask the Commission about a contractor or subcontractor - 410-230-6309/1-888-218-5925, mhic@dhr.state.md.us.

- 1) Formal mediation of disputes between homeowners & contractors is available through the commission;
- 2) Commission administers the Guaranty Fund, which may compensate homeowners for certain actual losses caused by acts or omissions of licensed contractors; and
- 3) Homeowner may request that a contractor purchase a performance bond for additional protection against losses not covered by the Guaranty Fund.

All material is guaranteed to be as specified. Work to be completed in a workmanlike manner according to standard practices. Any changes from above specifications involving additional costs will be executed only upon written change order and will become an extra charge. Fire and any other applicable insurance to be carried by customer. Employees are covered by Worker's Compensation Insurance. NOTE: This contract may be withdrawn if not accepted within 30 days.

ACCEPTANCE: Above prices and specifications are accepted and I authorize the work to be performed. Payment to be made per terms set out above.

CUSTOMER Signature: _____ Date: _____ CUSTOMER Signature: _____ Date: _____
GARDENER'S GENERAL CONTRACTOR, INC. Authorized Signature: Henry E. Tripp Date: 2/17/21

Henry E. Tripp, MHIC#30694 - Richard McCleaf, MHIC#49/82 - Fred Bozzell, MHIC#93362

GARDENER'S

GENERAL CONTRACTOR

-INC-

Smith Store Rural Grant Application Questions/Comments to Applicant

Questions in BLACK Gardener's reply in RED

1. Specify how the wood repairs will be made. Will it be Dutchman repairs and/or epoxy?
Depending on the area to be repaired most will be complete replacement of the deteriorating component. In some cases, like a door or window sill we may use epoxy. In an extreme case a dutchman joint may be used.
2. What mortar type will be used to replace brick? Please specify in application. Type N mortar will be used on the masonry repairs with a color match as close as possible.
3. Note that Type N (750 psi) or Type O (350 psi) is recommended in the National Park Service's Preservation Brief 2 *Repointing Mortar Joints in Historic Masonry Buildings*?

Also note, in regards to masonry work per the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines that it is **recommended** to:

- a. Repair masonry by patching, splicing, consolidating, or otherwise reinforcing the masonry using recognized preservation methods. Repair may include the limited replacement in kind. **Understood.**
- b. Replace in kind an entire masonry feature that is too deteriorated to repair using the physical evidence as a model to reproduce the feature. **Any brick replacement, if needed, will be performed as needed using material as directed by the owner and historic guidelines...cost TBD**
- c. Remove deteriorated lime mortar carefully by hand raking the joints to avoid damaging the masonry. **The initial work will include a low water pressure rinse on the exterior of the building with the remainder of mortar work to be by hand method.**
- d. Use power tools only on horizontal joints on brick masonry in conjunction with hand chiseling to remove hard mortar that is deteriorated or that is non-historic material which is causing damage to the masonry units. **Understood.**
- e. Duplicate historic mortar joints in strength, composition, color and texture when repointing. **Understood, as stated above.**
- f. Duplicate historic mortar joints in width and joint profile when repointing is necessary. **Understood.**

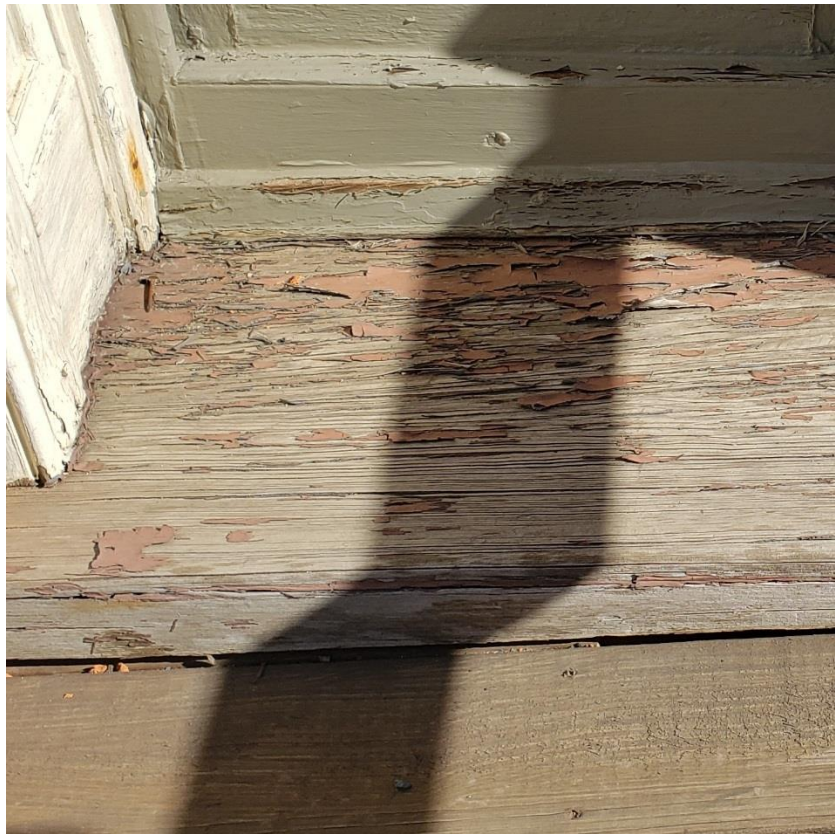
These same Standards and Guidelines do **not recommend** removing non-deteriorated mortar from sound joints and repointing the entire building to achieve a more uniform appearance. **Understood.**

Based off the above, I would clarify more the method in which the mortar will be removed and replaced to show it will meet Secretary of the Interior's Standards. **Understood, as stated above.**

Smith Store Wood Photos









Certificate of Appropriateness Application - PORCH

Frederick County Historic Preservation Commission

For Office Use Only

Building Permit # (if applies): _____ Certificate Application #: A-COA #21-03 CR#: 01-01

HPC Hearing Date: _____ / N/A / _____ Application Accepted as Complete: 7 / 13 / 21

HPC Decision:

**Determined
Admin
Eligible**

Granted: _____

Rejected: _____

Deferred for Information/Consultation: _____

Please print or type. Applications must be received 4 weeks prior to the scheduled HPC meeting.

1. APPLICANT

Name: JAMES + JENNIFER PETERSON

Address: 6229 LINGANORE ROAD, FREDERICK, MD 21701

Home/Cell Phone: 443-789-1065 Work/Other Daytime Phone: 301-639-7180

Email: PTRSN21157@HOTMAIL.COM

Owner Name and Address (if other than applicant): N/A

2. HISTORIC PROPERTY

Name (as listed in Frederick Co. Register of Historic Places): LINGANORE FARM

Street Address: 6229 LINGANORE ROAD, FREDERICK, MD 21701

Tax Map & Parcel Number: 09-243151

3. TYPE OF CHANGE (check all that apply)

- | | | | | |
|-------------------------------------|---|--|----------------------------------|-----------------------------------|
| <input type="checkbox"/> Alteration | <input type="checkbox"/> Excavation | <input checked="" type="checkbox"/> Repair | <input type="checkbox"/> Grading | <input type="checkbox"/> Addition |
| <input type="checkbox"/> Moving | <input type="checkbox"/> New Construction | <input type="checkbox"/> Demolition | <input type="checkbox"/> Sign | <input type="checkbox"/> Other |

4. WORK BEING PERFORMED BY:

Architect: N/A

Engineer: N/A

Building Contractor/Other: ANTHONY OWENS REMODELING/REPAIRS

5. REQUIRED ATTACHMENTS TO THIS APPLICATION:

- | | | |
|---|---|--|
| <input checked="" type="checkbox"/> Site Plan | <input type="checkbox"/> Elevation | <input type="checkbox"/> Detail Drawing(s) or Sketch(es) |
| <input type="checkbox"/> Materials Sample(s) | <input checked="" type="checkbox"/> Photographs (4x6 or larger) | <input checked="" type="checkbox"/> Other - <u>CONTRACTOR ESTIMATE</u> |

(Please discuss appropriate photographs/materials with Historic Preservation Planner prior to application submission)

6. FOR PROPERTIES UNDER EASEMENT FROM A HISTORIC PRESERVATION ORGANIZATION:
Please provide written approval of requested change from easement holder.

7. A. I plan to apply for a Federal tax credit for this project:

☐ Yes ☒ No

B. I plan to apply for a State tax credit for this project:

☒ Yes ☐ No

C. I plan to apply for a Frederick County Property tax credit for this project:

☐ Yes ☒ No

D. I have been awarded a Frederick County Rural Historic Preservation Grant for this project:

☒ Yes ☐ No

8. I have applied for another Frederick County permit, approval, or license regarding this property:

☐ Yes ☒ No

9. DESCRIPTION OF PROPOSED WORK: (attach extra sheets as needed)

REHABILITATING TWO STORY PORCH - SEE ATTACHED

10. POSTING OF PROPERTY:

Placards will be provided by the Planning & Permitting Department and must be placed in full view near the principal public road(s) bordering the property for 14 days prior to the scheduled date of the public hearing before the Historic Preservation Commission. Placards should be reasonably weatherproofed and on a stiff backing. Applicants are responsible for the installation and maintenance of the placards unless other accommodations have been made with HPC Staff.

11. PLEASE READ AND INITIAL THE FOLLOWING STATEMENTS:

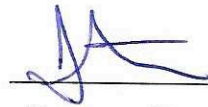
X I am the owner of this property, or

 I am acting on behalf of the owner(s) of this property and have attached a letter from the owner(s) indicating their knowledge of this application.

X The information on this application represents an accurate description of the proposed work. I have omitted nothing that might affect the decision of the Historic Preservation Commission.

X I understand that the approval of this application by the Frederick County Historic Preservation Commission does not constitute approval of other required federal, state, or local permit applications.

- ☒ I agree to supply two additional photographs of appropriate representative views of the proposed work when the job is completed.
- ☒ I will attend (or send a representative to attend) the public meeting for this application before the Historic Preservation Commission.
- ☒ I understand that issuance of a Certificate of Appropriateness is not an authorization to begin work.
- ☒ I agree or am authorized by the property owner to grant County officials the right to enter onto the property for the purpose of inspecting the work permitted.



Signature of Owner/Applicant

7/12/24

Date

Linganore Farm – Porch Project
Certificate of Appropriateness Application
Notes to Attachments

Site Plan

- Plat of Survey shows size and location of Main House – 2 ½ Story Brick House #6229 in relation to other structures on the property
- All repairs are to existing structure – no alterations, new construction, or additions

Photographs

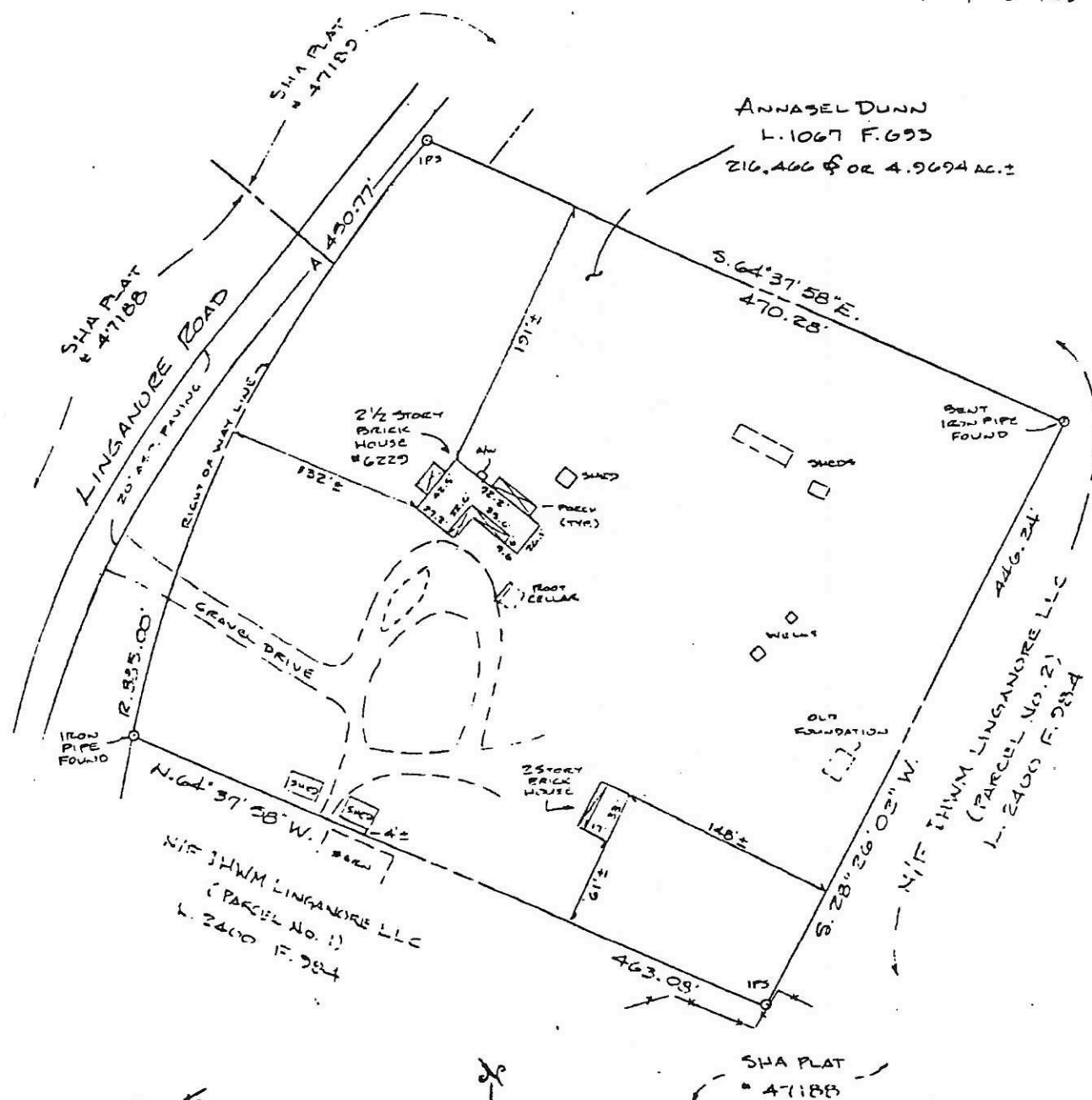
- Link to photos - <https://photos.app.goo.gl/v4BrK5picibu36Mn7>

Other – Contractor Estimate

- First part of estimate covers porch repairs - \$31,250 (excluding permits and fees)

FLOOD ZONE : C
 COMMUNITY PANEL
 # 240027 0185A

F-S-125



LINGANORE FARM
 FREDERICK CO. MD



PLAT OF SURVEY
 IMPROVEMENT LOCATION
 LAND CONVEYED TO
 — ANNABEL DUNN —
 LIBER 1067 FOLIO 693
 6229 LINGANORE ROAD
 NEW MARKET ELECTION DISTRICT
 FREDERICK COUNTY, MARYLAND

**Anthony Owens
Remodeling/Repairs**

6036 Clevelandtown Road, Boonsboro, MD 21713

Email: eilenesutton5@gmail.com

Anthony Owens, Owner: 301-660-1834

Eilene Owens, Office Manager: 301-576-4056

MHIC License #106837

www.facebook.com/frederickphoenix

July 8, 2021

Proposal

Jennifer Peterson

6229 Linganore Rd.

391-639-7180

Renovation of two Historic porches. L shaped, longer length is 36 by 7, shorter length is 14 by 7. Both located on south side of home. Severe structural damage present. All work to be in strict accordance with the Secretary of the Interior's Standards for Rehabilitation Guidelines. Components needed to be replicas of originals.

Extensive bracing of porch. (multiple posts are failing)

Removal of all compromised components. Flooring, trims, posts, etc.

Verify that footers are adequate to current County Code. Re-dig and pour concrete if necessary.

Construct non-visible flooring joists, headers, etc. with treated wood. All visible components to be non-treated.

Re-frame as needed. Trim out as needed. Repair/replace railing sections as needed.

Replace/install ceiling pieces as needed.

Flooring to be tongue and groove pine. Primed on all sides. Thoroughly sand, prime and paint all wood surfaces.

Roof section above shorter L length may need to be replaced and is included in quote

Flat metal with no standing seams. Flashed against brick home.

Brick in two windows in cellar. (both located under porch floor. Exterior to be parged as well.

Anthony Owens Remodeling and Repair will obtain all County Permits and arrange for required Inspections.

All debris to be removed from property. Job site to be broom cleaned each day.

Labor and Materials \$32,150

Estimated Permit Fees \$250

Note-Certain components will need to be custom milled to Historic Guidelines, advance notice of start date is desired.

Exterior Painting of house trim and windows. To include all trim (windows, roof eaves, and doorways) and shutters, with wood trim (primarily around roof line) being replaced as necessary. All repair work to be in strict accordance with the Secretary of the Interior's Standards for Rehabilitation Guidelines. Several trim pieces may need replacement. Exact replicas to be fabricated. Scrape all wood surfaces.

Thoroughly sand as needed. Replace all loose glazing on windows.

Prime with penetrating primer. Application of top-quality Benjamin Moore house paint.

Labor and Materials \$18,000

*Quote subject to change after 60 days.

***We accept cash, check, Visa, MasterCard, American Express and Discover as payment methods. There is a SERVICE FEE on all Credit Cards of 3.51%.**

Linganore Farm – Porch Project
Certificate of Appropriateness Application
Description of Proposed Work

The project will rehabilitate the two story porch on the south side of the house. The porches have been partially repaired several times, but were never completely or properly redone – patching small sections of flooring instead of replacing entire boards, not treating/painting on all sides, using boards of different width and modern replacement trim rather than matching originals, and lack of maintenance on the small metal roof. These factors and inconsistent painting/upkeep over the years have led to leaking, water seepage, rot, and sagging which impairs the external appearance, and in some areas, the integrity of the flooring, roofing, and supports. As a result, it is quite likely the entire small porch roof will need to be completely rebuilt. All of the first story flooring and a section of the second story flooring which abuts the small porch roof needs to be replaced. The remainder of the existing second story flooring and railings should remain intact and only require minor repairs (filling insect damage), preparation, and painting. Where ever flooring or trim is removed for restoration or replacement, the joists and headers will be inspected. If requiring replacement for structural soundness, non-visible components will be replaced with treated lumber and visible components will be non-treated lumber – typically pine matched or milled to the old pieces. Several of the column posts will be totally replaced – jacked to correct sagging, new support posts installed, and wood trimmed to match the originals. On the remaining columns, rotted trim components will be repaired or replaced as appropriate. Throughout this project, the preference will be to retain and restore components to their original state. All new materials such as wood trim, pine tongue and groove flooring, and flat solder seam roofing will be matched to original materials. All wood surfaces of the porch will be prepared (primed for new; scraped/sanded, but not stripped to bare wood for existing) and painted to match the existing colors – tan trim and gray flooring.

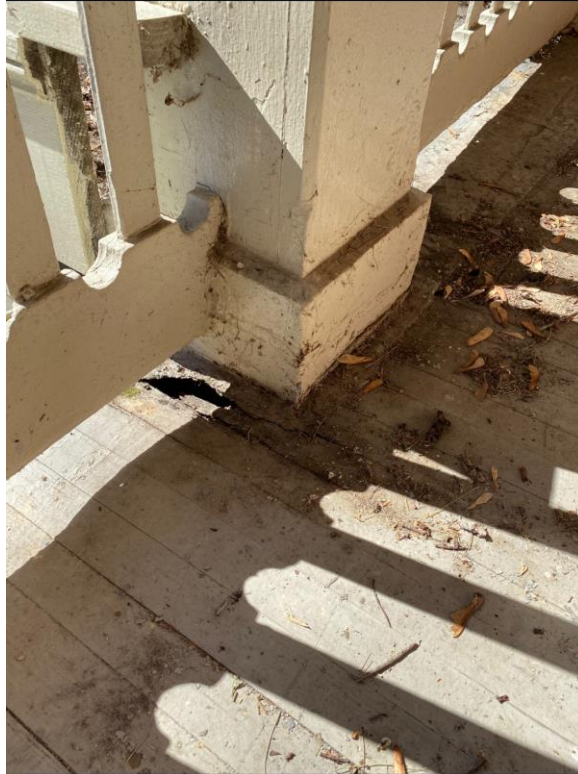
Linganore Farm Porch Photos



Top of corner post between porches showing
rotted ceiling and broken bracket



House from Linganore Road - West



Rotted and sunken flooring at base of second floor corner post



House from SE



House from SW



Insect damage to second floor porch railing



Two story porch (South side of house)

Rotted flooring on first floor porch



(note patched prior repairs and different sizes of flooring)



Rotted flooring and trim at base of first floor
corner column



Roof over small porch



Top of outside column on small porch showing rotted ceiling, column, and trim from leaking roof



Small covered porch showing rotted wood and flooring from leaking roof

Certificate of Appropriateness Application - PAINTING Frederick County Historic Preservation Commission

For Office Use Only	
Building Permit # (if applies): _____	Certificate Application #: <u>A-COA#21-04</u> CR#: <u>01-01</u>
HPC Hearing Date: _____ / <u>N/A</u> / _____	Application Accepted as Complete: <u>7</u> / <u>13</u> / <u>2021</u>
HPC Decision: Determined Admin Eligible	
Granted: _____	
Rejected: _____	
Deferred for Information/Consultation: _____	

Please print or type. Applications must be received 4 weeks prior to the scheduled HPC meeting.

1. APPLICANT

Name: JAMES & JENNIFER PETERSON
Address: 6229 LINGANORE ROAD, FREDERICK, MD 21701
Home/Cell Phone: 443-789-1065 Work/Other Daytime Phone: 301-639-7180
Email: PTRSN21157@HOTMAIL.COM
Owner Name and Address (if other than applicant): N/A

2. HISTORIC PROPERTY

Name (as listed in Frederick Co. Register of Historic Places): LINGANORE FARM
Street Address: 6229 LINGANORE ROAD, FREDERICK, MD 21701
Tax Map & Parcel Number: 09-243151

3. TYPE OF CHANGE (check all that apply)

<input type="checkbox"/> Alteration	<input type="checkbox"/> Excavation	<input checked="" type="checkbox"/> Repair	<input type="checkbox"/> Grading	<input type="checkbox"/> Addition
<input type="checkbox"/> Moving	<input type="checkbox"/> New Construction	<input type="checkbox"/> Demolition	<input type="checkbox"/> Sign	<input type="checkbox"/> Other

4. WORK BEING PERFORMED BY:

Architect: N/A
Engineer: N/A
Building Contractor/Other: ANTHONY OWENS REMODELING / REPAIRS

5. REQUIRED ATTACHMENTS TO THIS APPLICATION:

<input checked="" type="checkbox"/> Site Plan	<input type="checkbox"/> Elevation	<input type="checkbox"/> Detail Drawing(s) or Sketch(es)
<input type="checkbox"/> Materials Sample(s)	<input checked="" type="checkbox"/> Photographs (4x6 or larger)	<input checked="" type="checkbox"/> Other - <u>CONTRACTOR ESTIMATE</u>

(Please discuss appropriate photographs/materials with Historic Preservation Planner prior to application submission)

6. FOR PROPERTIES UNDER EASEMENT FROM A HISTORIC PRESERVATION ORGANIZATION:

Please provide written approval of requested change from easement holder.

7. A. I plan to apply for a Federal tax credit for this project:

☐ Yes ☒ No

B. I plan to apply for a State tax credit for this project:

☒ Yes ☐ No

C. I plan to apply for a Frederick County Property tax credit for this project:

☐ Yes ☒ No

D. I have been awarded a Frederick County Rural Historic Preservation Grant for this project:

☒ Yes ☐ No

8. I have applied for another Frederick County permit, approval, or license regarding this property:

☐ Yes ☒ No

9. DESCRIPTION OF PROPOSED WORK: (attach extra sheets as needed)

REFURBISHING AND REPAINTING WINDOWS, SHUTTERS, AND TRIM- SEE ATTACHED

10. POSTING OF PROPERTY:

Placards will be provided by the Planning & Permitting Department and must be placed in full view near the principal public road(s) bordering the property for 14 days prior to the scheduled date of the public hearing before the Historic Preservation Commission. Placards should be reasonably weatherproofed and on a stiff backing. Applicants are responsible for the installation and maintenance of the placards unless other accommodations have been made with HPC Staff.

11. PLEASE READ AND INITIAL THE FOLLOWING STATEMENTS:

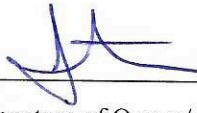
X I am the owner of this property, or

_____ I am acting on behalf of the owner(s) of this property and have attached a letter from the owner(s) indicating their knowledge of this application.

X The information on this application represents an accurate description of the proposed work. I have omitted nothing that might affect the decision of the Historic Preservation Commission.

X I understand that the approval of this application by the Frederick County Historic Preservation Commission does not constitute approval of other required federal, state, or local permit applications.

- ☒ I agree to supply two additional photographs of appropriate representative views of the proposed work when the job is completed.
- ☒ I will attend (or send a representative to attend) the public meeting for this application before the Historic Preservation Commission.
- ☒ I understand that issuance of a Certificate of Appropriateness is not an authorization to begin work.
- ☒ I agree or am authorized by the property owner to grant County officials the right to enter onto the property for the purpose of inspecting the work permitted.



Signature of Owner/Applicant

7/12/21

Date

Linganore Farm – Painting Project
Certificate of Appropriateness Application
Notes to Attachments

Site Plan

- Plat of Survey shows size and location of Main House – 2 ½ Story Brick House #6229 in relation to other structures on the property
- All painting is to existing structure – no alterations, new construction, or additions

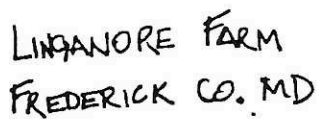
Photographs

- Link to photos - <https://photos.app.goo.gl/bLiYDAoNvjXYz9Qa6>

Other – Contractor Estimate

- Second part of estimate covers painting - \$18,000 (excluding permits and fees)

F-5-125



PLAT OF SURVEY
 IMPROVEMENT LOCATION
 LAND CONVEYED TO
 — ANNABEL DUNN —
 LBER 1067 FOLIO 693
 6229 LINGANORE ROAD
 NEW MARKET ELECTION DISTRICT
 FREDERICK COUNTY, MARYLAND

**Anthony Owens
Remodeling/Repairs**

6036 Clevelandtown Road, Boonsboro, MD 21713

Email: eilenesutton5@gmail.com

Anthony Owens, Owner: 301-660-1834

Eilene Owens, Office Manager: 301-576-4056

MHIC License #106837

www.facebook.com/frederickphoenix

July 8, 2021

Proposal

Jennifer Peterson

6229 Linganore Rd.

391-639-7180

Renovation of two Historic porches. L shaped, longer length is 36 by 7, shorter length is 14 by 7. Both located on south side of home. Severe structural damage present. All work to be in strict accordance with the Secretary of the Interior's Standards for Rehabilitation Guidelines. Components needed to be replicas of originals.

Extensive bracing of porch. (multiple posts are failing)

Removal of all compromised components. Flooring, trims, posts, etc.

Verify that footers are adequate to current County Code. Re-dig and pour concrete if necessary.

Construct non-visible flooring joists, headers, etc. with treated wood. All visible components to be non-treated.

Re-frame as needed. Trim out as needed. Repair/replace railing sections as needed.

Replace/install ceiling pieces as needed.

Flooring to be tongue and groove pine. Primed on all sides. Thoroughly sand, prime and paint all wood surfaces.

Roof section above shorter L length may need to be replaced and is included in quote

Flat metal with no standing seams. Flashed against brick home.

Brick in two windows in cellar. (both located under porch floor. Exterior to be parged as well.

Anthony Owens Remodeling and Repair will obtain all County Permits and arrange for required Inspections.

All debris to be removed from property. Job site to be broom cleaned each day.

Labor and Materials \$32,150

Estimated Permit Fees \$250

Note-Certain components will need to be custom milled to Historic Guidelines, advance notice of start date is desired.

Exterior Painting of house trim and windows. To include all trim (windows, roof eaves, and doorways) and shutters, with wood trim (primarily around roof line) being replaced as necessary. All repair work to be in strict accordance with the Secretary of the Interior's Standards for Rehabilitation Guidelines. Several trim pieces may need replacement. Exact replicas to be fabricated. Scrape all wood surfaces.

Thoroughly sand as needed. Replace all loose glazing on windows.

Prime with penetrating primer. Application of top-quality Benjamin Moore house paint.

Labor and Materials \$18,000

*Quote subject to change after 60 days.

***We accept cash, check, Visa, MasterCard, American Express and Discover as payment methods. There is a SERVICE FEE on all Credit Cards of 3.51%.**

Linganore Farm – Painting Project
Certificate of Appropriateness Application
Description of Proposed Work

The project will refurbish and repaint all 56 windows, shutters, and trim (including the eaves and nine doors). The repainting is required due to lack of regular painting and maintenance over the years which has led to old, chipping paint which has exposed wood to the elements, some decayed trim, and sag in some shutters, as well as animal, bird, and insect damage. Some of the window frames will require reglazing, caulking, and minor repairs, and some of the eaves boards need to be replaced. Wherever feasible the existing materials will be retained or repaired to their original state. All original poured glass window panes, working shutters, and hardware will be retained. Rotted wood components (mainly eaves boards) will be matched or replicated and replaced – typically with pine. After any necessary repairs, all surfaces will be prepared (primed for new; scraped/sanded, but not stripped to bare wood for existing) and painted to match the existing colors – tan trim, bluish gray shutters, and red doors.

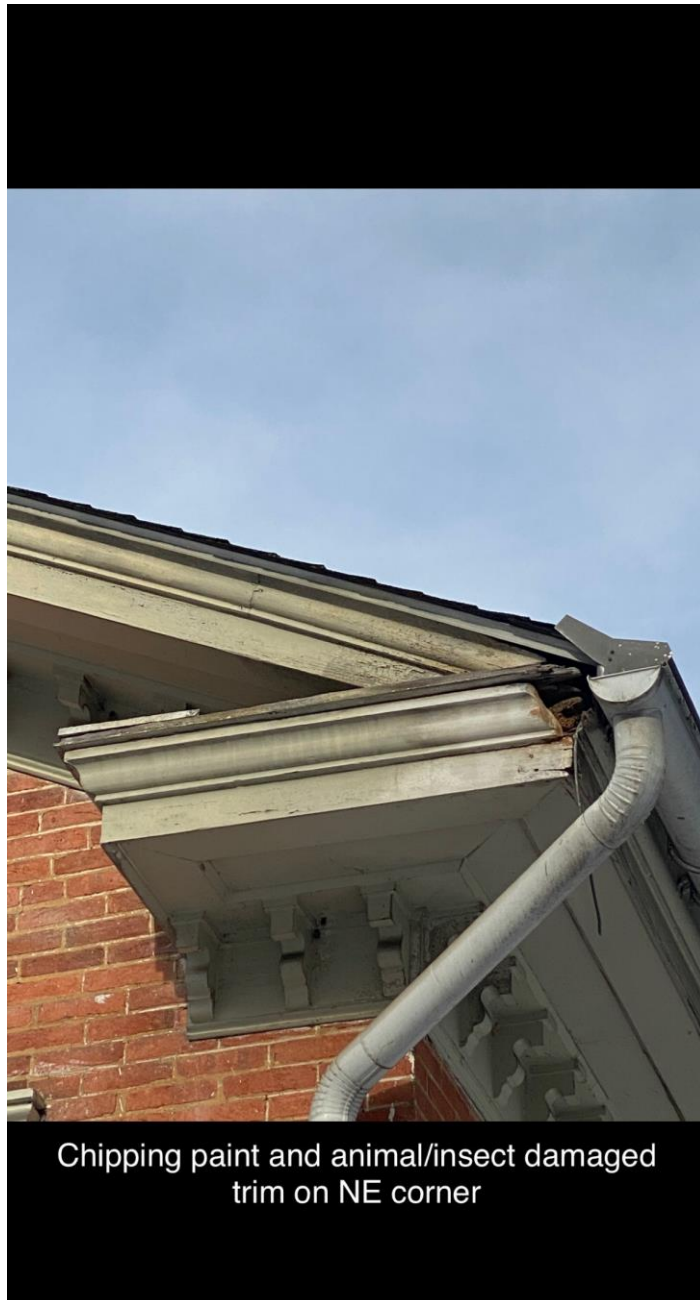
Linganore Wood Repairs Photographs



Typical window in need of scraping, caulking, minor repair, and painting



Chipping shutter in need of repair and painting



Chipping paint and animal/insect damaged
trim on NE corner

Chipping paint and decaying trim on North
eaves



(note distinctive bracket cornice)



Window trim showing chipping paint and loose/missing glazing



Chipping paint and missing trim on NW corner

Office Use Only

Application # _A-COA# 21-05 Complete App. _7_/15_/2021

CR # __16-01____ Approved _7/19_/2021

APPLICATION FOR ADMINISTRATIVE APPROVAL FOR CERTIFICATE OF APPROVAL

Please note that upon reviewing an application for administrative approval, Staff may determine that a full application must be made to be heard at a public hearing before the HPC and cannot be administratively approved.

Address of Project: 1902 Jefferson Pike, Knoxville, Md 21758

Tax Map and Parcel Number: Tax Map 083 Parcel 019

Property Owner Information

Name _____ Tara Lehtonen _____
 Address __same as above_____
 City _____ State _____ Zip _____
 Day Phone 301-969-0093 _____ Cell _540-822-5411 _____
 E-mail.
 CrownRoseEstate@Yahoo.com _____

Contractor's Information

Name _____ Ace of Trade
 Address 108 Boxer Way _____
 City __Harpers Ferry State __WV Zip _25425
 Day Phone 703-399-5381 _____ Cell _____
 E-mail
 Josh@aceoftradeswv.com _____

Applicant Information (if other than owner)

Name _____
 Address _____
 City _____ State _____ Zip _____
 Day Phone _____ Cell _____
 E-mail _____

Architect/Engineer Information

Name _____ n/a _____
 Address _____
 City _____ State _____ Zip _____
 Day Phone _____ Cell _____
 E-mail _____

NATURE OF PROPOSED WORK: Please check all that apply

- ☐ NEW CONSTRUCTION
- ☐ EXTERIOR ALTERATION: Please check all that apply
- ☐ doors ☐ trim ☐ porches ☐ siding ☐ roof
☐ windows ☐ other: shutters _____

☐ DEMOLITION (Only non-contributing resources* will be considered with this application)

☐ SITE WORK

**Non-contributing resource is a building, site, structure, or object that does not add to the historic significance of a property or district.*

DESCRIPTION OF PROPOSED WORK: *Please describe the proposed work in detail (Additional pages may*

Prepare Windows for new storm window protection. This would consist of putting on a fresh coat of paint on all window slats and frames around 64 total windows. We will also repair 9 panes of glass in 7 of those windows (average window has 12 panes of glass). We will also be repairing 5 of these windows that have some issues with leaking. Below is a good description how that process will take place from our Contactor:

- Repair to window sills and frames will be historically recreated to match time period style and appearance*
 - Type of wood to be used will be Spanish Cedar to match preexisting wood type and to ensure longevity of repairs*
 - All Windows instead of sanding and removing potential lead based paints will be sealed by approved encapsulation paint products*
 - All EPA lead safe practices for removal and disposal will be followed as needed in areas not capable of being*
 - 1 coat of encapsulation primer (Fiberlock LBC) and 2 total coats of paint or as needed to properly seal and cover windows.*
 - Keep a clean work site through the duration of the project*
 - Removal and proper disposal of all and any construction related debris*
- We will also be fixing shutters 3 are in need of attention their is a total of 40 windows with shutters.*

SUBMITTAL REQUIREMENTS:

At a minimum, you will need to include the following:

- Printed color photographs or digital photos of existing conditions must be submitted. Once your project is completed, photos of the completed work must be submitted within 60 days to the Historic Preservation Staff.
- Cut sheets/specifications on materials and methods to be used for the proposed replacement/repair.
- A site plan to scale indicating property lines and lot dimensions, adjacent street and curb cuts, and existing structures when proposal involves new construction, demolition, or additions.
- Elevation drawing and/or detail sketch.

Staff may request additional information as necessary to evaluate the application. Please refer to the relevant section of the *Design Guidelines* for further information on appropriate treatments.

Are there any easements or deed restrictions for the exterior of this building or the site? ☐ Yes ☒ No

If yes, submit a letter from the easement holder stating their approval of the proposed work.

Signature of owner or authorized agent

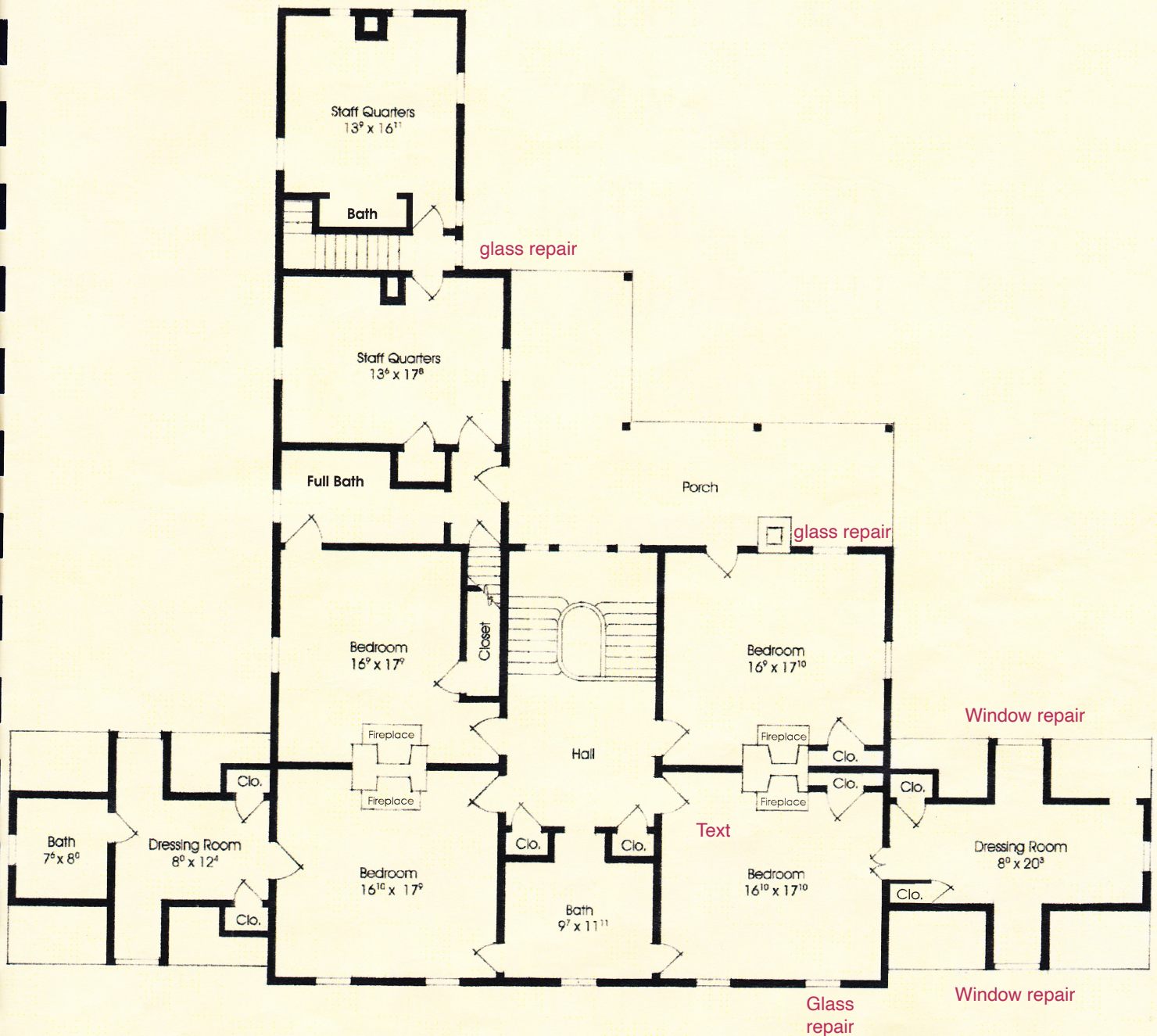
The applicant certifies & agrees as follows: (1) that they are authorized by the property owner to make this application; (2) that the information provided is true and correct; (3) that they will comply with all regulations and permit requirements of Frederick County which are applicable hereto; (4) that they will only perform work on the above property specifically approved; (5) that the issuance of an Administrative Certificate of Appropriateness is not an authorization to begin work, work may not commence until all necessary permits have been issued; (6) that they are authorized by the property owner to grant County officials the right to enter onto the property for the purpose of inspecting the work permitted.

Owner/Applicant



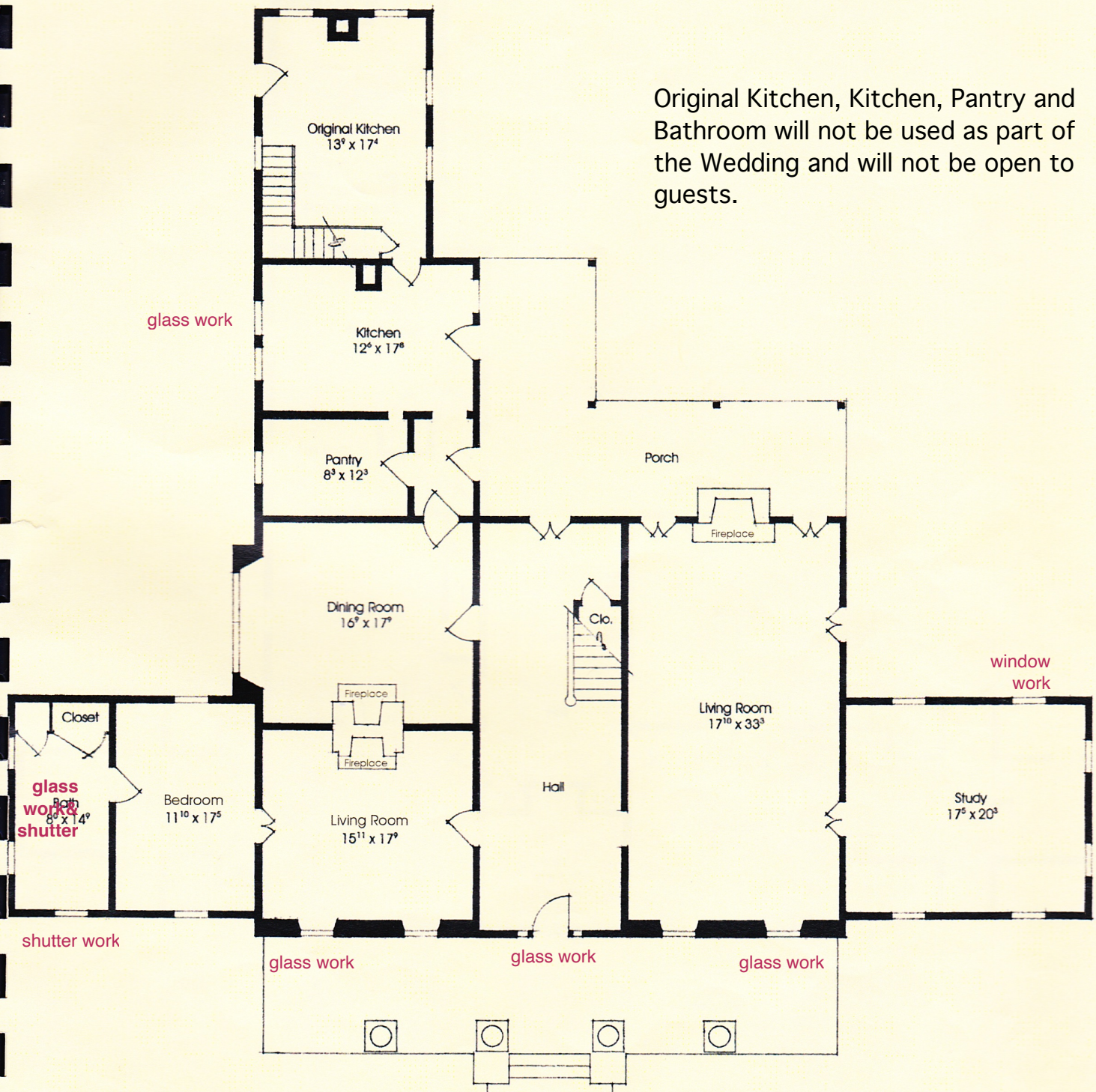
signature _____ Date ____7/13/21

"AS-BUILT" FLOOR PLAN



"AS-BUILT" FLOOR PLAN

Original Kitchen, Kitchen, Pantry and Bathroom will not be used as part of the Wedding and will not be open to guests.



Crown Rose **Manor** House

Crown Rose Photos

Windows

